

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2015-65**

3 **INTRODUCED BY:**

4
5 Councilor Joseph M. Maestas Councilor Carmichael A. Dominguez

6 Councilor Patti Bushee Councilor Ron Trujillo

7 Councilor Chris Rivera Councilor Bill Dimas

8
9
10 **A RESOLUTION**

11 **DIRECTING STAFF TO SEEK SOLUTIONS TO SANTA FE'S HOUSING**
12 **AFFORDABILITY CRISIS, SPECIFICALLY AS IT RELATES TO GENTRIFICATION,**
13 **INEQUITY, AND THE WIDENING GAP BETWEEN RICH AND POOR IN SANTA FE;**
14 **PROVIDING A FRAMEWORK FOR HOUSING AND URBAN PLANNING POLICY.**

15
16 **WHEREAS**, housing is an anchor for a stable, prosperous and just society; and

17 **WHEREAS**, Santa Fe leads the nation with innovative and progressive housing policies
18 and the Governing Body wishes to continue to build on this legacy; and

19 **WHEREAS**, the negative effects of the economic recession in 2008 continue to be felt in
20 Santa Fe in 2015 as low wage workers struggle to afford housing; and

21 **WHEREAS**, housing costs in Santa Fe are higher than the national average for similarly
22 sized cities; and

23 **WHEREAS** the 2012 Plan to End Homelessness in Santa Fe acknowledges that
24 "...homelessness is still a problem for many in Santa Fe and further work is necessary in order to
25 develop a system that is able to end homelessness for any individual or family..."; and

1 **WHEREAS**, renter incomes in Santa Fe have remained relatively flat since 2000 while
2 median rents have increased by 25%; and

3 **WHEREAS**, almost half of Santa Fe residents, both renters and homeowners, are
4 considered “cost burdened” because they are paying more than one-third of their incomes on
5 housing; and

6 **WHEREAS**, having a high housing cost burden means that families have less to spend
7 on healthy food, healthcare, clothing, and building wealth through homeownership, savings,
8 and/or retirement; and

9 **WHEREAS**, 40% of school age children, and 18% of the total population of Santa Fe
10 live in poverty; and

11 **WHEREAS**, despite local, state and federal housing laws that prohibit discrimination
12 based on race, gender, sexual orientation, disability, age, family status and national origin, the
13 2011 Analysis of Impediments to Fair Housing Choice report found that one-third of community
14 members felt they had experienced discrimination in housing transactions; and

15 **WHEREAS**, in addition to the protected classes above, community members often feel
16 discriminated against because of previous felony convictions, poor credit history, use of social
17 safety net services, veteran status and other factors; and

18 **WHEREAS**, economic inequity tends to disproportionately affect people of color as
19 evidenced in the 2013 Housing Needs Assessment, “Hispanic residents are more likely than non-
20 Hispanic whites to be living in poverty – 25% compared to 11%”; and

21 **WHEREAS**, the Governing Body does not wish to see the lack of affordable housing in
22 Santa Fe lead to, or perpetuate, the widening gap between rich and poor, stratification of
23 neighborhoods or segregation of people; and

24 **WHEREAS**, according to 2013 Housing Needs Assessment, 72% of survey respondents
25 who no longer live in Santa Fe cited a lack of affordability as the reason they moved.”; and

1 **WHEREAS**, lack of affordable housing for Santa Fe’s workforce leads to lost tax
2 revenue for the city; and

3 **WHEREAS**, limited public transportation options lead to car-dependence for many
4 displaced workers who commute; and

5 **WHEREAS**, car-dependency coupled with fluctuating gas prices and long commute
6 times can exacerbate a cycle of poverty, and decreased quality of life, for low-income people; and

7 **WHEREAS**, Chainbreaker Collective – a community organization composed of
8 hundreds of members throughout the city – has created a comprehensive Resident’s Bill of Rights
9 developed through a year-long grassroots community engagement campaign, targeting Santa Fe
10 neighborhoods most impacted by the housing affordability crisis; and

11 **WHEREAS**, through this process, community members have identified five key pillars
12 that are indispensable if Santa Fe is to ensure everyone, and not just a portion of our population,
13 has a decent home, access to economic opportunity, and the ability to thrive in our community;
14 and

15 **WHEREAS**, these pillars are: 1) Affordability; 2) Quality, Sustainability and Health; 3)
16 Accessibility, Fairness and Equity; 4) Stability, Permanence and Protection from Displacement;
17 and 5) Community Control.

18 **NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF**
19 **THE CITY OF SANTA FE** acknowledges the importance of the following five pillars as a
20 much needed emphasis on the framework that informs, guides, and directs all housing and urban
21 planning decisions and policies:

- 22 1. Affordability – make housing in Santa Fe affordable relative to household income and
23 other reasonable expenses.
- 24 2. Quality, Sustainability and Health – ensure that housing in Santa Fe contributes to
25 individual, family, community and planetary health.

- 1 3. Accessibility, Fairness and Equity – ensure that both rental and homeownership
2 opportunities in Santa Fe are made accessible to historically marginalized populations
3 and are well integrated socially and geographically.
- 4 4. Stability, Permanence and Protection from Displacement – ensure that residents living in
5 Santa Fe’s established neighborhoods are protected from economic forces and changes in
6 government policies that lead to displacement over the long term.
- 7 5. Community Control – ensure that Santa Fe’s housing is controlled through democratic
8 structures and processes with particular emphasis and special protections allowed for
9 neighborhoods that are composed of a majority of people of color and/or low income
10 residents.

11 **BE IT FURTHER RESOLVED** that the Governing Body directs appropriate staff to:

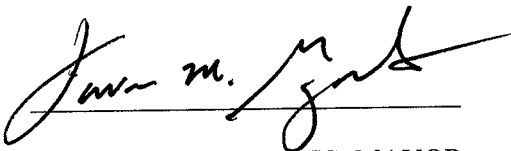
- 12 1. Engage in dialogues across all appropriate departments to explore potential policy,
13 budgetary and community partnership solutions to address Santa Fe’s widening gap
14 between rich and poor, housing affordability, and inequity under the five pillars listed
15 above.
- 16 2. Collaborate with community organizations that represent and/or serve workers, renters,
17 low-income homeowners and/or people experiencing homelessness and/or displacement
18 as specifically related to upcoming and ongoing planning processes. These include but
19 are not limited to: updates of The Housing Strategic Plan/City Plan, the MPO’s
20 transportation and pedestrian planning documents; redesign of the City’s neighborhood
21 planning process; annual funding allocations related to housing and community
22 development; the City’s general management of its land assets; and the 2016 Analysis of
23 Impediments to Fair Housing Choice.
- 24 3. Prioritize the needs of all low-income Santa Fe residents and prioritize the needs of
25 renters when providing housing services and programming, particularly support services

1 for those transitioning out of homelessness, rental assistance and subsidized rental units.

2 4. Ensure that findings provided in the upcoming 2016 update of the Analysis of
3 Impediments to Fair Housing choice and best practice examples from other communities
4 are incorporated into the pursuit of this resolution's purpose and objectives so that
5 patterns of discrimination and causes of displacement are addressed.

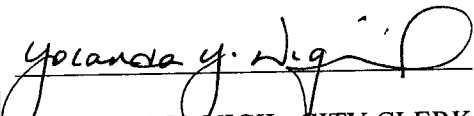
6 5. Work with community organizations that represent and/or serve workers, renters, low-
7 income homeowners and/or people experiencing homelessness and/or displacement to
8 discuss how existing City policies, programs, and legislation can be made more
9 responsive to the problems in each of the Five Pillars and provide recommendations to
10 the Governing Body within ninety (90) days.

11 PASSED, APPROVED AND ADOPTED this 29th day of July, 2015.


12 
13

JAVIER M. GONZALES, MAYOR

14 ATTEST:

15
16 
17 YOLANDA Y. VIGIL, CITY CLERK

18 APPROVED AS TO FORM:

19 
20
21 KELLEY A. BRENNAN, CITY ATTORNEY

22
23
24
25 *Legislation/Resolutions 2015/2015-65 Affordable Housing- Substitute*